

023.0

0001

0003.C

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

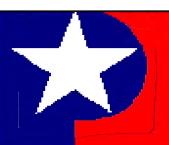
732,200 / 732,200

USE VALUE:

732,200 / 732,200

ASSESSED:

732,200 / 732,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
23		SAWIN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MORRIS HAIDEE/ TRUSTEE	
Owner 2: HAIDEE MORRIS LIVING TRUST	
Owner 3:	
Street 1: 23 SAWIN ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

NARRATIVE DESCRIPTION	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

SALES INFORMATION	TAX DISTRICT	Parcel ID
		023.0-0001-0003.C

PREVIOUS ASSESSMENT	Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
	2022	101	FV	334,900	0	3,426.	397,300	732,200		Year end	12/23/2021
	2021	101	FV	325,000	0	3,426.	397,300	722,300		Year End Roll	12/10/2020
	2020	101	FV	325,200	0	3,426.	397,300	722,500	722,500	Year End Roll	12/18/2019
	2019	101	FV	258,100	0	3,426.	422,100	680,200	680,200	Year End Roll	1/3/2019
	2018	101	FV	258,100	0	3,426.	307,900	566,000	566,000	Year End Roll	12/20/2017
	2017	101	FV	258,100	0	3,426.	268,200	526,300	526,300	Year End Roll	1/3/2017
	2016	101	FV	258,100	0	3,426.	228,500	486,600	486,600	Year End	1/4/2016
	2015	101	FV	243,700	0	3,426.	223,500	467,200	467,200	Year End Roll	12/11/2014

PREVIOUS ASSESSMENT	Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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	2015	101	FV	243,700	0	3,426.	223,500	467,200	467,200	Year End Roll	12/11/2014

TAX DISTRICT	Parcel ID	PAT ACCT.
	023.0-0001-0003.C	1846

GRANTOR	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORRIS HAIDEE,	70545-392	1/24/2018	Convenience		1	No	No		
HARDING WILLIAM	51594-300	8/20/2008			439,900	No	No		
HARDING JAMES L	24685-133	9/19/1994			97,304	No	No	A	

BUILDING PERMITS	ACTIVITY INFORMATION

DATE	NUMBER	DESCRIP	AMOUNT	C/O	LAST VISIT	FED CODE	F. DESCRIPT	COMMENT	DATE	RESULT	BY	NAME
10/14/1998	720	Manual	2,000					WINDOWS/INSULATION	7/22/2017	MEAS INT REF	HS	Hanne S

CENSUS:	EXEMPT
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FLOOD HAZ:	TOPO	1	LEVEL
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STREET	Gas:
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Sign:	VERIFICATION OF VISIT NOT DATA
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USE CODE	DESCRIPTION	LUC FACT	NO OF UNITS	DEPTH / PRICE UNITS	UNIT TYPE	LAND TYPE	LT FACTOR	BASE VALUE	UNIT PRICE	ADJ	NEIGH	NEIGH INFLU	NEIGH MOD	INFL 1	%	INFL 2	%	INFL 3	%	APPRAISED VALUE	ALT CLASS	%	SPEC LAND	J CODE	FACT	USE VALUE	NOTES
101	One Family		3426	Sq. Ft.	Site			0	80.	1.45	1			Road Co	-5					397,313							397,300

EXTERIOR INFORMATION

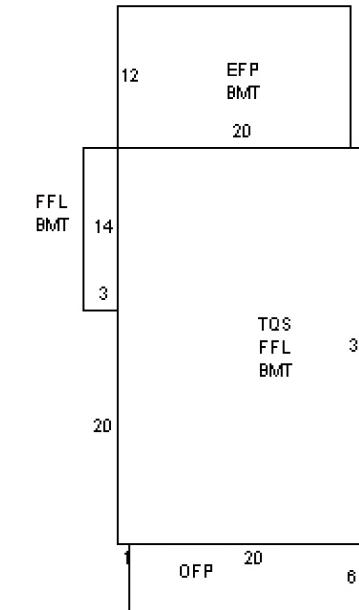
Type:	15 - Old Style	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	RED	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

RESIDENTIAL GRID

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1900
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION**CALC SUMMARY****COMPARABLE SALES****REMODELING****RES BREAKDOWN****NET****TOTALS**

Phys Cond: GV - Good-VG

10. %

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

10.8 %

Basic \$ / SQ:

135.00

Size Adj.:

1.35000002

Const Adj.:

0.98745072

Adj \$ / SQ:

179.963

Other Features:

64000

Grade Factor:

1.00

NBHD Inf:

1.00000000

NBHD Mod:

LUC Factor:

1.00

Adj Total:

375463

Depreciation:

40550

Depreciated Total:

334913

Rate

Parcel ID

Typ

Date

Sale Price

WtAv\$/SQ:

AvRate:

Ind.Val

Juris. Factor:

Before Depr:

179.96

Special Features:

0

Val/Su Net:

122.18

Final Total:

334900

Val/Su SzAd

247.89

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,030	53.990	55,609						
FFL	First Floor	790	179.960	142,171						
TQS	3/4 Story	561	179.960	100,959						
EFP	Enclos Porch	240	38.080	9,140						
OPF	Open Porch	120	29.870	3,584						
Net Sketched Area:				2,741	Total:				311,463	
Size Ad	1351	Gross Area	2928	FinArea	1351					

IMAGE**AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2016	0.00	T	2.4	101						

PARCEL ID 023.0-0001-0003.C

More: N

Total Yard Items:

Total Special Features:

Total: